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March 31, 2021

Town of Millville  
36404 Club House Road  
Millville, DE 19967

Attn: Debbie Botchie  
Town Manager

Re: Hudson's Reserve  
Schematic Plan Review  
Millville, Delaware  
GMB File No. R200175.00

Dear Ms. Botchie:

We have completed our review of the Schematic Development Plan dated March 23, 2021 for the 124 residential lot Master Plan Community. The site is located on Tax Map Parcel 134-15.00-115.00 and zoned MPC. The submission was reviewed per Town of Millville Code 155-12, and generally accepted engineering principles. The Application and processing procedure are found in section 155-12, Specific comments were made regarding individual components of the submittal and are discussed below.

**General**

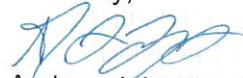
1. On December 8, 2020, The Town Council met and voted 5-0 to approve the sketch plan for a Master Planned Community (MPC) submitted by Christopher at Millville LLC for Hudson's Reserve (formerly known as the Hudson Property), located at Tax Map Parcel #134-15.00-115.00.
2. On February 11, 2021, The Planning & Zoning Commission met and voted 5-0 to recommend approval to Town Council of the Schematic Plan for the Master Planned Community (MPC) submitted by Christopher at Millville LLC for Hudson's Reserve (formerly known as the Hudson Property), located at Tax Map Parcel #134-15.00-115.00.
3. The Planning & Zoning requested changes to the mail kiosk area and the addition of a tot lot to the Amenity area shown on the plan.
4. Per Town Code Section 155-12, Subsection I, Item 2, Paragraph (a), Part [2] the schematic development plan shall contain, at a minimum, the following: The location, height, approximate dimensions and conceptual elevations of all buildings and structures, and the setbacks and densities and/or square footage thereof. **Please provide the conceptual elevations of all proposed buildings.**
5. Per Town Code Section 155-32, Subsection A, Stormwater retention ponds designed to be a true wet pond will be designed in such a manner as to provide adequate aeration using such devices as fountains or aerators, etc.

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6. Per Town Code Section 125-36, Subsection D, Item 15: the preliminary plan shall show the location, dimensions and nature of all proposed structures, signs and utilities, including the approximate number of dwelling units to be included in each residential structure. **Please review the area around the Amenity Center, it appears from the sidewalk design that a crosswalk is missing from the intersection White Lotus Drive and Peach Blossom Lane to the Amenity Center.**

If you have any questions, please contact me at 302.628.1421. Thank you.

Sincerely,



Andrew J. Lyons, Jr., P.E.  
Sr. Project Manager